

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **NOVEMBER 18, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Suzanne Davis, Associate Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Marni Moseley, Assistant Planner

Trang Tu-Nguyen, Assistant Civil Engineer

PUBLIC HEARINGS

ITEM 1: 118 Loma Alta Avenue
Architecture and Site Application S-08-079

Requesting approval to convert attic space on an existing second story to living space and exceed the maximum allowable FAR on property zoned R-1:8 APN 532-29-026
PROPERTY OWNER/APPLICANT: Pat Webb

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.40.075 of the Town Code to exceed the FAR:
 - (1) The design theme, sense of scale, exterior materials and details of the proposed project are consistent with the provisions of the adopted residential development standards (there are no specific plans or historic landmarks associated with the subject site); and
 - (2) The lot coverage, setbacks and FAR of the proposed project are compatible with the development on surrounding lots.

- (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site Application were all made in reviewing this project.

- 7. *Hokanson* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

ITEM 2: 281 Shannon Oaks Lane
Architecture and Site Application S-08-082

Requesting approval of a grading permit to build a tennis court on property zoned HR-5:PD. APN 567-24-022
PROPERTY OWNER: Jeffrey Kao
APPLICANT: Jerry Pyle, Naturescape Environmental Design

- 1. *Chair Baily* opened the public hearing.
- 2. Staff gave report on proposed project.
- 3. Applicant was introduced.
- 4. Members of the public were present:
Mike Ajlouny, neighbor, commented that he has been in contact with the applicant regarding the proposed trees and is confident that they can modify the location and/or tree species to not shadow his solar panels. *Ajlouny* referred to a letter he submitted earlier and a petition of neighbors opposed to the project. *Ajlouny* discussed the following concerns: Balls will go over the fence and will damage his solar panels; fence does not meet fence requirements of Planned Development; tennis court is not necessary since tennis clubs are nearby; additional grading will cause runoff and ground saturation which may impact his well; and the court will be an eyesore, especially if certain colors are used.
- 5. Public hearing closed.
- 6. *Tu-Nguyen* moved to approve the application subject to the conditions presented and as modified to address trees, colors, and fencing, with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15301 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
 - (c) The work proposed is consistent with the approved Planned Development.
- 7. *Ghioffi* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

ITEM 3: 34 Los Gatos Boulevard
Subdivision Application M-08-12

Requesting approval to subdivide a .58 acre parcel into two lots (existing residence will be retained) on property zoned R-1D. APN 532-29-015.

PROPERTY OWNER/APPLICANT: Jeff and Jerilynn Ratcliff

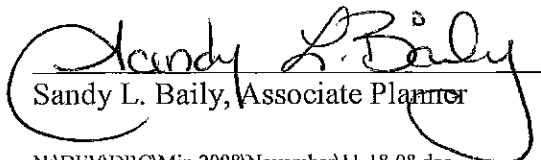
1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15315 of the State Environmental Guidelines as adopted by the Town.
 - (b) The Development Review Committee has determined that none of the findings for denial specified in Section 66474 of the State Subdivision Map Act can be made.
7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:40 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Baily, Associate Planner